

PROPOSAL PAPER

Independent Technical Panel on Demand Management Measures Final Report on California Landscape Water Use

12-07-15 Draft

Section #: 5

Section Title: Required Improvements in Existing Landscapes

Recommendation #2: Multifamily and Commercial/Industrial Properties

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Background:

It is common knowledge that one of the most difficult aspects in the current and newly updated MWEL is the ability to substantially reduce water use for existing landscapes. Existing landscapes account for the majority of potential for over watering and waste. Upwards of 45% or so of current urban water use is attributed to landscape irrigation usage (DWR CA Water Plan 2104). Therefore any process added to MWEL to manage and reduce the amount of water used and or wasted from existing landscapes will provide significant savings in resources to the State's water.

Recommended Action:

Conservation strategies should be applied to multifamily, commercial and industrial properties with large landscapes which include the following: reasonable regulation, conservation based pricing, and education and outreach. As such, reporting on the state and status of existing irrigation systems is crucial to managing landscape water use appropriately. Similar to California state required smog checks for vehicles, inspections of existing landscape irrigation systems are necessary to determine those systems operating appropriately and those that are underperforming. Once identified, the local jurisdiction working with the property manager, owner and landscape company can determine best practice approaches for upgrades or compliance to local regulations.

Proposal:

DWR will work with the California Urban Water Conservation Council (CUWCC) and CLCA to first create and template an irrigation inspection report form to then require, beginning in January of 2017, all multifamily, commercial and industrial properties with landscapes of 5000 square feet or larger be required to submit an annual landscape irrigation inspection to the governing water provider consisting of a minimum of the following items:

- a) System overview: water meter #, irrigation zone map, zone description, plant factor by zone (MWELo defaults)
- b) Water budget as defined in MWELo: gallons per minute per zone, operating pressure by zone, annual water budget, expected peak month consumption
- c) Responsible parties: owner, landscape contractor, property manager